

CITY OF PASSAIC  
REDEVELOPMENT  
UPDATE  
2018-2019

# Mayor

## Hector C. Lora

Business Administrator/Executive Director

Ricardo Fernandez PP, AICP, QPA

### Council President

Gary Schaer

### City Council

Joe Garcia

Dr. Terrence Love

Thania Melo

Chaim Munk

Salim Patel

Daniel Schwartz

# Redevelopment Total Project Costs of Quarter of \$1B

220 Passaic Street	\$ 20.6 mil
125 South Street	\$ 6.9 mil
96 Jefferson Street	\$ 11.1 mil
Prime Healthcare-St. Mary's Hospital	\$ 54.2 mil
2 South Market Street	\$ 18.8 mil
663 Main Avenue	\$ 25.0 mil
176, & 199-231 Pennington Avenue	\$ 50.0 mil
822-830 Main Avenue	\$ 3.5 mil
217 Brook Avenue	\$ 36.4 mil
585 Main Avenue	\$ 5.8 mil
230 Hope Avenue	\$ 5.6 mil
89 South Street	\$ 7.0 mil
29 Broadway	\$ 1.7 mil
308 Sherman Street	\$ 1.4 mil
18-20 Van Houten Avenue	\$ 8.3 mil
127-129 South Street	\$ 11.9 mil
90 Dayton Ave	\$ 9 mil
199 – 201 Randolph Street	\$ 1.97 mil
900 Main Ave	\$ <u>.1 mil</u>
Total	\$ 278.5 mil

Partial Estimates...

# Tax Implications

**\$5,511,602 Projected Increase to Base**

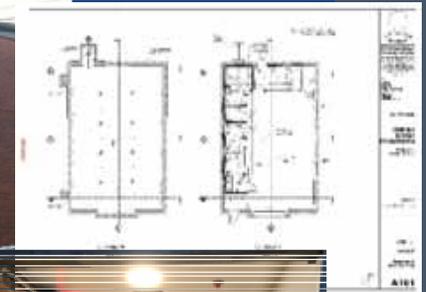
<u>Address</u>	<u>Before</u>	<u>After</u>
220 Passaic Street	\$ 136,500	\$ 490,000
125 South Street	\$ 52,300	\$ 300,000
<b>26 Jefferson Street</b>	<b>\$ 82,000</b>	<b>\$ 127,000</b>
Prime Healthcare-St. Mary's Hospital	\$ 0	\$1,000,000
2 South Market Street	\$ 46,400	\$ 190,000
663 Main Avenue	\$ 74,515	\$ 348,700
176 & 199-231 Pennington Avenue	\$ 306,000	\$1,495,000
822-830 Main Avenue	\$ 13,948	\$ 115,000
217 Brook Avenue	\$ 323,760	\$1,570,000
585 Main Avenue	\$ 14,868	\$ 160,000
224-230 Hope Avenue	\$ 0	\$ 115,000
89 South Street	\$ 75,200	\$ 215,000
29 Broadway	\$ 0	\$ 16,000
308 Sherman Street	\$ 3,368	\$ 16,000
18-20 Van Houten Avenue	\$ 23,474	\$ 80,000
127 – 129 South Street AKA Canal St	\$ 38,373	\$ 104,000
90 Dayton Avenue	\$ 600,000	\$1,046,000
199-201 Randolph	\$ 31,260	\$ 110,000
900 Main Avenue	\$ 7,047	\$ 38,700
<b>Total</b>	<b>\$1,829,013</b>	<b>\$7,536,400</b>

Partial Estimates...

# Dignity House



Homeless Assistance and Resource Center project to create a safe space for homeless and/or at risk individuals of the City of Passaic to stay, receive temporary assistance and to provide direct access to social services that would help to improve their current circumstances.



# Completed Projects

# 585 Main Avenue

- New Construction of 20 Units
- Adaptive Reuse of 10 Units
- 5,000 Sq. Ft. Ground Floor Retail
- \$300,000 HOME Funding



# 73-79 Van Winkle Avenue

- \$560,000 in HOME funding
- Rehab and New Construction of One 2 Family Home and 3 Rental Units
- 5 Affordable Rental Units



# 20-22 Broadway

- \$340,000 HOME funding
- New Construction of Mixed Use Building
- Rehabilitated From Fire Damages



# 89 South Street

- State of the Art
- 89,000 Sq. Ft
- Manufacturing Facility & Administrative Offices



# 663 Main Avenue



- Rehabilitation of 88,000 Sq. Ft. Eleven Story Art Deco Tower
- Passaic School System Administrative Offices (seven stories)
- Blink Fitness
- Other Ground Floor Retail

# 201 Randolph Street



- 23,840 sq. ft. banquet hall
- Space for over 700 seats
- Parking over 190 spaces



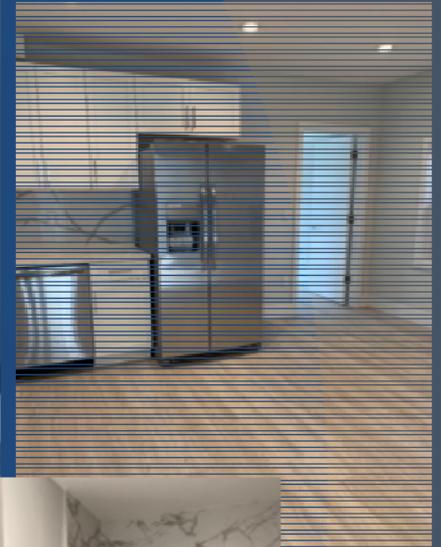
# 72 Hamilton Avenue

- 5 Residential Units
- Rehabilitation  
2,558 sq. ft.  
structure



# 186 Gregory Avenue

- 5 Family Dwelling Unit
- 6,360 sq. ft.
- Rehabilitation of the Existing Structure



# 794 Main Avenue

- Rehabilitation of an abandoned parcel into a new drive thru Dunkin Donuts



# 299 Gregory Avenue



- Rehabilitation of 23,000 Sq. Ft.
- Seven Story Structure
- 50 Residential Units
- Passaic Housing Authority

# 57-65 Ascension Street



- Rehabilitation of 21,150 Sq. Ft.
- Approximate Area of .89 acre
- 29 Residential Units
- Passaic Housing Authority

# 14-34 East Monroe Street



- Rehabilitation of 23,000 Sq. Ft.
- Seven Story Tower
- 50 Residential Senior Apartments
- Passaic Housing Authority

# 228-230 Hope Avenue

- Four Story Apartment Building
- 36 Market Rate Residential Units
- Four Affordable Housing Units
- Previously A Vacant Tax Exempt Parcel



# 308 Sherman Street

- 8 Residential Units
- Previously Undeveloped Site
- Modular Construction



Under Construction

# 230-232 Harrison Street

- 4 Story Structure
- 22 Residential Units
- 24 Surface Parking Lots



# 220 Passaic Street

- 250,000 sq. ft. adaptive re-use
- Commercial/retail 24 residential units (Former Board of Education Building)
- 40,950 square feet of light industrial space
- 15,000 square feet of event space expected to accommodate a maximum of 400 seats
- 8,291 square feet of retail/office



# 90 Dayton Avenue



- Adaptive Reuse
- McDonald's Restaurant
- 51,521 sq. ft. of Retail Space

# 217 Brook Avenue

- Supermarket and Other Retail  
300,000 sq.ft.
- Maximum of 140 Residential Units



# 684 Main Avenue

- 8 Residential Units
- 2 Commercial Units
- Redevelopment of a Fire Site with a Mixed Residential/Commercial Structure



# 900 Main Avenue

- 3 Story Medical Office Building
- Onsite Parking
- Emergency Medical Transport Access



# 830-822 Main Avenue

- Rehabilitation of a 25,600 sq. ft. industrial building into commercial/retail
- Rehabilitation of adjacent storage building into retail space and parking



# 2 South Market Street

- Adaptive Reuse
- 63 Residential Units
- Ground Floor Retail



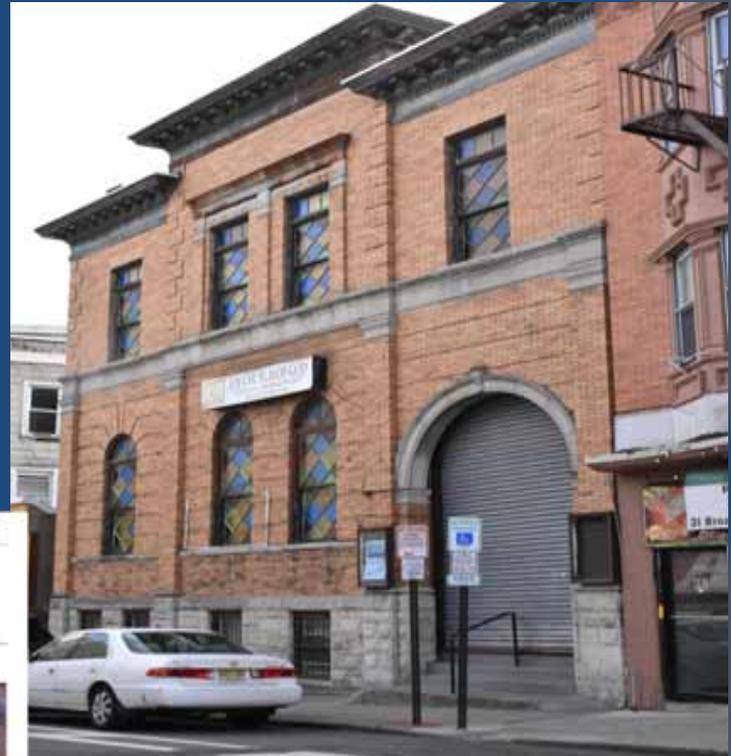
# 125 South Street

- Adaptive Reuse 38 Units
- New Construction 76 Units
- Total of 114 Units



# 29 Broadway

- Adaptive Reuse
- 8 Residential Units
- Previously Tax Exempt House of Worship



# Awaiting Construction Permits

# 129-137 Passaic Street

- 4 Story Structure
- 8 Commercial Units
- 17 Residential Units
- Street Level Parking



# 161 Passaic Street

- 3 Story Structure
- 7 Apartment Units
- Parking on Ground Floor



# 18-20 Van Houten Avenue

- 35 Apartment Units
- 5 Duplex Units
- Previously Tax Exempt House of Worship
- On-Site Parking



# 39-41 Market Street

- 3 Story Structure
- One Commercial Unit
- Five Residential Unit
- Vacant Parcel



# 130-142 Market Street

- 38 Parking Spaces
- 8 Commercial Units
- 33 Residential Units



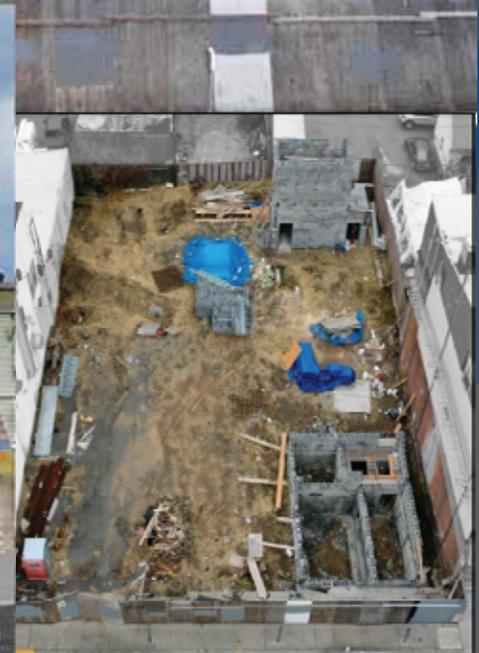
# 26 Jefferson Street



- 111,000 square foot Warehouse, Manufacturing, Commercial
- Building located at the former Pantasote Site

# 152-156 Market Street

- Mixed Commercial units & Residential Units
- 12 Residential Units
- 5,000 sq. ft. Commercial



# 620 Main Avenue

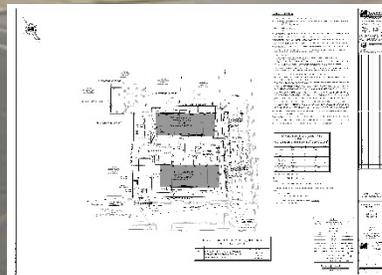
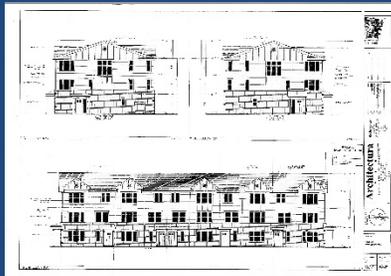
- Adaptive Reuse
- 14 Residential Units
- 10,500 sq. ft. Commercial



# Awaiting Site Plan Approval

# 176 & 199-231 Pennington Avenue

- 147 residential units adaptive reuse on main campus
- 22 townhome units on previous parking parcel



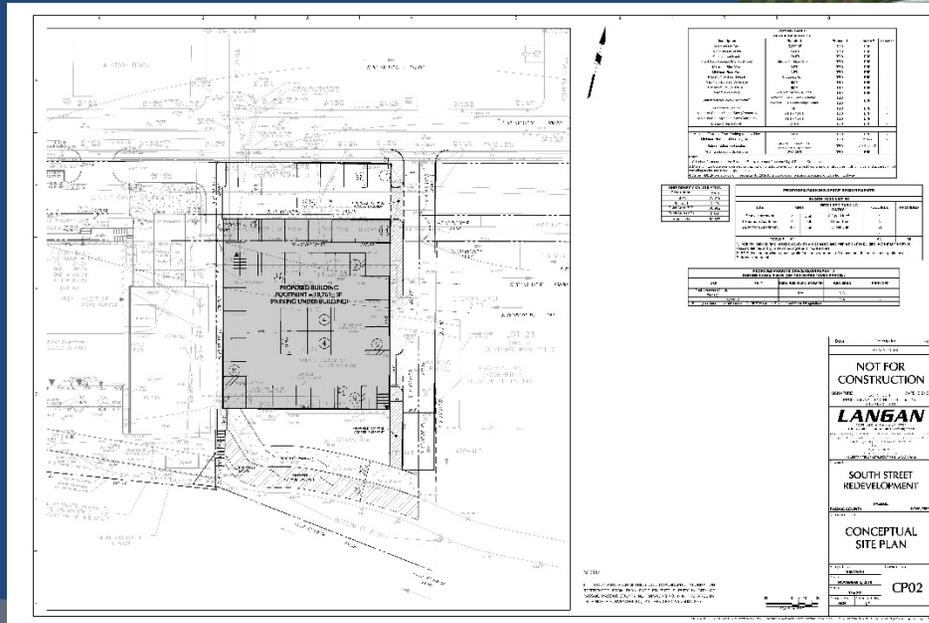
# 711 Main Avenue

- Agreement with the Dept. of Education for Main Avenue frontage development of a mixed commercial/residential structure
- 15 Residential Units
- 15,000 sq. ft. commercial



# 127-129 South Street

- 52 Residential Units
- Demolition of Existing Building
- 18,761 sq. ft. New Structure



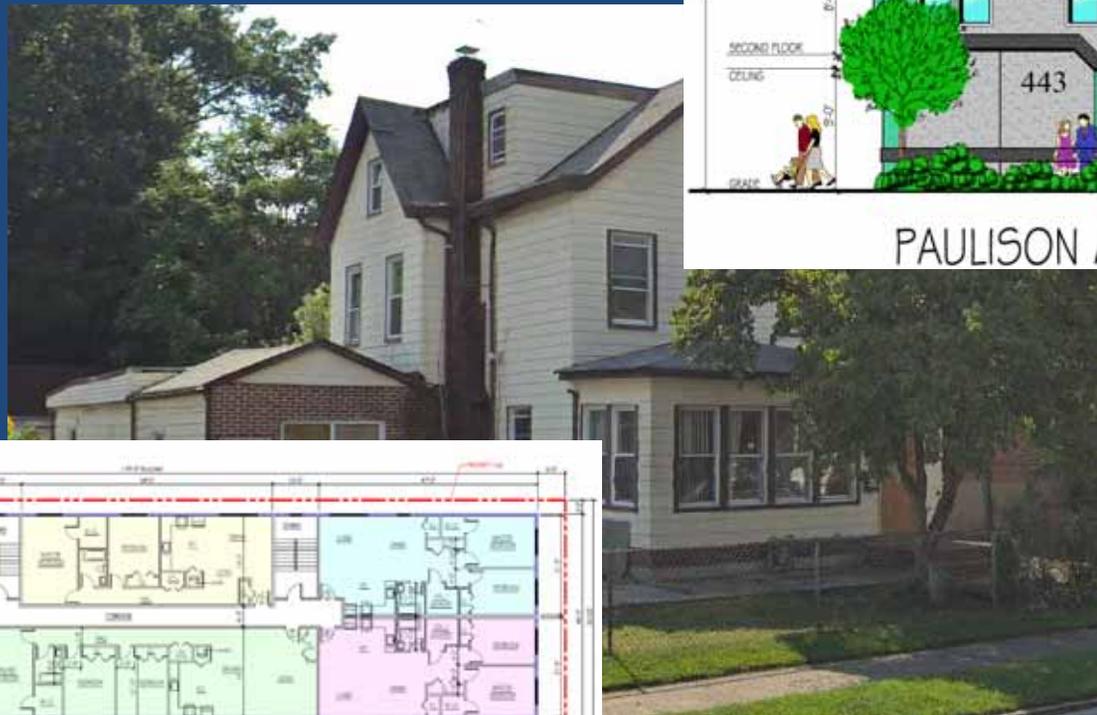
# 276 Passaic Street

- Adaptive Reuse
- Mixed Commercial/Residential
- 10 Residential Units
- 6,500 sq. ft. Commercial



# 441 Paulison Avenue

- 13 Residential Units
- Demolition of Existing Structure





# 2016-17 Federal HOME Projects (Affordable Housing)

- 24 Broadway- 4 affordable units within a mixed use building- HUD funds \$200,000 (completed)
- 20-22 Broadway- 4 affordable units within a mixed use building- HUD funds \$340,000 (completed)
- 73-79 Van Winkle- 5 affordable units- HUD funds \$560,000 (CHDO project in progress)
- 585 Main Avenue- 5 affordable units within a mixed use building- HUD funds \$300,000 (completed)
- 104 Linden Street- Single family conversion into 3 affordable units for VETERANS- HUD funds \$172,231 (CHDO project in progress)
- 224-230 Hope Avenue- 4 affordable units- HUD funds- \$200,000 (pending approval)

# Upcoming Redevelopment Locations

- 653 Main Avenue
- 217 Burgess Place
- 261 Main Avenue
- 265 Main Avenue
- 248 Hope Avenue
- 170 Myrtle Avenue
- 72-74 Park Place
- 147 & 149 Broadway



# Upcoming Redevelopment Locations Cont'd

- East Side of First Street
- Corners of Liberty/Broadway & Liberty/Howe
- 99-111 Passaic Street (Transfer Station)
- 234-240 Fourth Street
- 351 Aycrigg Avenue
- 591-593 Main Avenue
- 129-137 Passaic Street
- 161 Passaic Avenue
- 39-41 Market Street



# Redevelopment Agency

## Chairman

Arthur Soto

## Vice Chairman

Ruth Perez

## Commissioners

Chaim Munk

Peter Cedeño-Castro

Kimberly Perez

David Spector

Angel Torres

# Development Staff

Community Development Director

Ronald Van Rensalier

UEZ Project Manager

Dr. Joseph Buga

Coordinator of Federal and State Aid

Joyce Gregory-Hunter

Zoning Officer

Julio Santana

Zoning and Planning Board Secretary

Miriam R. Perez

Redevelopment Agency Secretary

Asenett Martin

# Development Boards

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Maritza Colon-Montañez,

### Vice Chairman

Jose A. Vargas

Daniel Schwartz

Shaun Witten

Kenneth A. Simpson

Sardis Cruz-Perez

Jessica Delacruz

Edwin Perez

Carlos Lopez

Peter T. Rosario, ALT 1

## Zoning Board Commissioners

### Chairman

Menachem Bazian

### Vice Chairman

Deiby Martinez

### Secretary

Yaacov Brisman

David M. Blumenthal

Harold Hess

Moshe Stareshesky

Jonathan Pittinsky

Sheila Graham-Woodson, ALT 1

Yolanda Soto, ALT 2

Juan Lozano-Rosas, ALT 3